



Hollybush House  
Hollybush Road | Cardiff | CF23 6SY



# STEP INSIDE

## Hollybush House

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Tucked away on a private lane just off one of Cyncoed's most prestigious roads, Hollybush House is an exceptional family home offering rare levels of space, privacy, and versatility in the heart of Cardiff's most affluent suburb. Behind secure electric gates, you're welcomed into an impressive courtyard with a central fountain and grand pillared entrance. This is a home designed for both entertaining and everyday family life — with expansive living spaces, beautifully landscaped gardens, a leisure suite, and even approved planning for further development.

### Step Inside

A sweeping staircase and galleried landing set the tone the moment you step into the grand hallway. The ground floor flows seamlessly between multiple reception rooms, including a cosy sitting room, formal lounge, dining room, and a stunning leisure suite. The bespoke kitchen by Smallbone of Devizes includes quality integrated appliances, a large dining area, and opens onto the rear terrace. The leisure wing is a standout feature, complete with an indoor pool, bar, starlight ceiling, projector system, changing facilities, and gym space. Underfloor heating and Sonos sound run throughout many areas of the home. Upstairs, six spacious bedrooms span the top floor – the principal suite boasts a walk-in dressing room and luxurious en suite, while all other bedrooms enjoy built-in wardrobes and private or Jack & Jill bathrooms.









# SELLER INSIGHT

“Hollybush House has been part of my life for as long as I can remember. My parents fell in love with the stunning red brick exterior and the expansive grounds, nestled against a beautiful stretch of woodland. They saw potential, and over the years transformed it into an incredible, sociable home, one that has hosted countless unforgettable gatherings.

“This is a house built for making memories. Some amazing parties have been thrown here – friends and family spilling out into the garden, music drifting over the lawns. The swimming pool has been the heart of so many summer celebrations. One of our most cherished memories is of hosting my wedding here, complete with a dance floor over the pool and a marquee on the lawn.

“But Hollybush House is more than just a place to entertain. It has been an incredible family home. As a child, I spent hours exploring the woodland path at the back, climbing the sleeper steps and playing hide and seek among the trees with friends. Later, as a teenager, I always loved the day after a lively gathering, when the front room transformed into the perfect cosy cinema space – a fire crackling, soft blankets, and a good film.

“The local area has gone from strength to strength, with fantastic bars, restaurants, and a new lakeside development where I now take my own children for brunch at the café, meet friends for evenings at the wine bar, or enjoy family nights with tapas and pizza.

“Every corner of this house is filled with memories – from daily laughter in the kitchen to festive meals in the dining room all decked out for Christmas. Hollybush House has been a perfect family home for us, and I have no doubt it will be just as magical for the next lucky family who makes it theirs.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















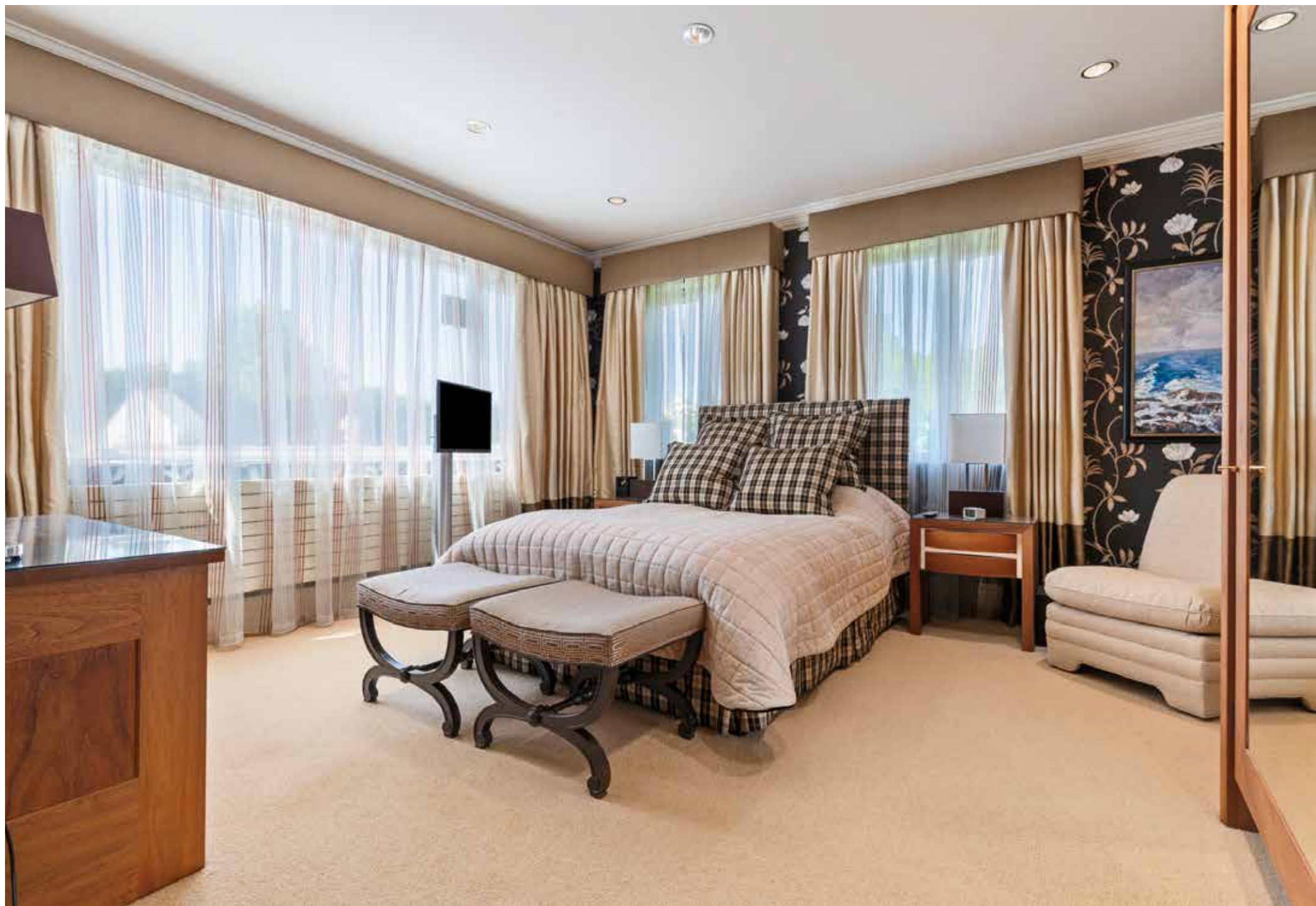














# STEP OUTSIDE

## Hollybush House

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### Step Outside

The grounds are divided into beautifully manicured zones for leisure and relaxation. From the kitchen and pool wing, a wraparound patio and large lawn stretch out to a private woodland area — where planning has been approved for four detached homes. An outdoor sauna nestles in one garden corner, while another space reveals a BBQ terrace and a substantial, detached summer house that could serve as a self-contained residence for multigenerational living or Airbnb rental. There is also a large triple garage with additional accommodation above — perfect for working from home, guest stays, or studio use.

### Location

Situated in the leafy heart of Cyncoed, Hollybush House offers the best of both worlds: complete seclusion with unbeatable convenience. Cardiff High School catchment makes this address highly sought-after, and nearby private schools such as Howell's, Cathedral School, and St John's College offer excellent alternatives. Roath Park, its boating lake, tennis courts, and picturesque café are just a short walk away, while Cyncoed village, Lakeside and Wellfield Road offer a host of independent bars, restaurants, and boutiques. Access is superb — with nearby train stations, the M4 corridor, and Cardiff Airport close at hand. For London commuters or frequent travellers, Paddington can be reached in under two hours.

Hollybush House is more than a home — it's a legacy property filled with warmth, grandeur and opportunity. To register your interest or book a private tour, contact us today.

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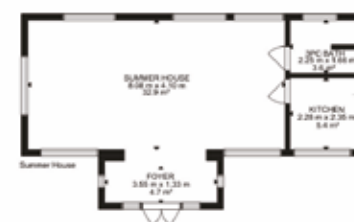
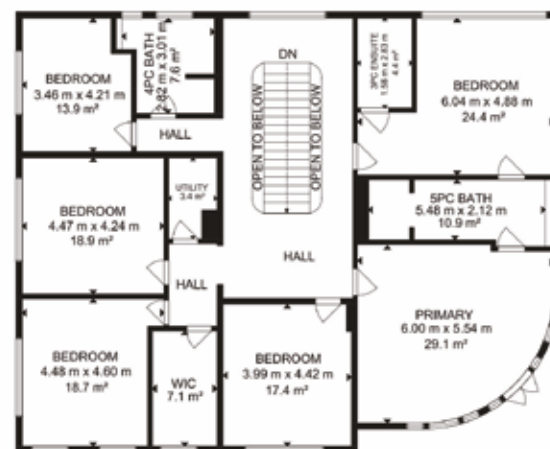












Tenure: Freehold  
Council Tax Band: I



GROUND FLOOR: 141.87 m², 1ST FLOOR: 208.38 m²  
TOTAL: 350.25 m²  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



*follow Fine & Country on*



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